

**CITY OF HIALEAH  
PLANNING AND ZONING BOARD MEETING  
April 12, 2017**

HIALEAH CITY HALL  
501 PALM AVENUE-3RD FLOOR

7:00 P.M.  
HIALEAH

Call to order.

Invocation and pledge of allegiance

**ALL LOBBYISTS MUST REGISTER WITH THE PLANNING AND ZONING BOARD PRIOR TO ITEM BEING HEARD**

**A MAXIMUM OF 4 SPEAKERS IN FAVOR AND 4 SPEAKERS IN OPPOSITION WILL BE ALLOWED TO ADDRESS THE PLANNING AND ZONING BOARD ON ANY ITEM. EACH SPEAKER'S COMMENTS WILL BE LIMITED TO 3 MINUTES.**

1. Roll Call.
2. Approval of Planning and Zoning Board Summary Agenda of March 22, 2017 as submitted.

**ADMINISTRATION OF OATH TO ALL APPLICANTS AND ANYONE WHO WILL BE SPEAKING BEFORE THE BOARD ON ANY ITEM.**

A WRITTEN DECISION AND RESOLUTION WILL BE PREPARED AND PRESENTED FOR REVIEW TO THE CITY COUNCIL. THE CITY COUNCIL IS AUTHORIZED TO AFFIRM, AFFIRM WITH CONDITIONS, OR OVERRIDE THE DECISIONS BY RESOLUTION. AFTER THE RESOLUTION IS ADOPTED, A MEMBER OF THE PLANNING DIVISION WILL CONTACT THE APPLICANT WHEN A COPY OF THE FINAL DECISION AND RESOLUTION CAN BE PICKED UP. UPON YOUR RECEIPT OF THE FINAL DECISION AND RESOLUTION, CONTACT THE BUILDING DEPARTMENT TO OBTAIN YOUR REQUIRED BUILDING PERMIT. SUMMARY MINUTES, OR A COPY OF THE AUDIO FILE OF THE PROCEEDINGS BEFORE THE PLANNING AND ZONING BOARD, SHALL BE PREPARED AND SUBMITTED TO THE CITY COUNCIL BEFORE ITS HEARING.

**THE PLANNING AND ZONING BOARD RECOMMENDATIONS FOR THE FOLLOWING PUBLIC HEARING REQUESTS WILL BE HEARD BY THE CITY COUNCIL, AT ITS SCHEDULED MEETING OF TUESDAY, APRIL 25, 2017**

3. **Repeal and rescind** Ordinance No.12-70, dated 11-5-12 and Declaration of Restrictive Covenants recorded 10-16-12, PB 28315 Page 0166; and granting a variance permit to allow a pervious area of 11.3% (minimum 20% required), allow 13 parking spaces (26 required); waive some of the City of Hialeah Landscape Manual requirements of 7-foot landscape buffer between the surface parking area and the street, and allow 1,492 square feet of landscaped area (2,840 square feet required); allow no trees (5 trees required), for proposed children day-care facility on the ground floor and offices on the second floor. Property located at 122 West 23 Street, Hialeah, zoned M-1 (Industrial District).

**Applicant: Yanelis Padron**

***TABLED ITEM FROM MARCH 22, 2017***

4. **Rezoning** from R-1 (One Family District) to R-2 (One and Two Family District) and granting a variance permit to allow a duplex on each existing substandard lot; lot 1, having a frontage of 38.10', total area of 5,678 square feet, more or less, (75' front and area of 7,500 square feet required), lot coverage of 32.5% (maximum 30% required), interior side setback of 5' (7.5' required) and corner side setback of 10.3' (15' required). Lot 2, having a frontage of 40' (75' required), total area of 5,997 square feet, more or less, (75' front and area of 7,500 square feet required), lot coverage 30.5% (maximum 30% required) east and west setbacks of 5' (7.5' required for each). Property located at 502 East 27 Street, Hialeah.

**Applicant: Alejandro Villarello, P.A. on behalf of Ada Group 502 LLC**

5. **Rezoning** from R-3 (Multiple Family District) to R-3-3 (Multiple Family District) and variance permit to allow a front setback of 20' (25' required). Property located at 2601 West 12 Avenue, Hialeah.

**Applicant: Alejandro Villarello, P.A. on behalf of 2601 West 12 Avenue LLC**

6. **Rezoning** from R-1 (One Family District) and RO (Residential Office District) to C-2 (Liberal Retail Commercial); and Special Use Permit (SUP) to allow the expansion of the Neighborhood Business District Overlay regulations and consider granting a variance permit to allow a front setback of 15.75' for the middle of the building, where 22 feet are required for the development of a new 7-story apartment building. Properties located at 1440-1450-1460 West 68 Street, Hialeah.

**Applicant: Elizabeth Bello Esq. on behalf of M&E Holdings LLC**

7. **Variance** permit to allow 10' concrete block-wall fence (maximum of 6' required), for existing Gragny FPL Substation. Property located at 1545 West 68 Street, Hialeah, zoned R-1 (One Family District).

**Applicant: Florida Power & Light**

8. **Variance** permit to allow lot coverage of 40% (maximum of 30% required). Property located at 2210 West 5 Way, Hialeah, zoned R-2 (One and Two Family Residential District).

**Applicant: Francisco Vasallo & Maribel Vasallo**

**MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:**

9. TENTATIVE PLAT of ADIS SUBDIVISION

10. Old Business

11. New Business.

## **HIALEAH PLANNING AND ZONING BOARD MEETING- APRIL 12, 2017**

The Board shall elect a chairperson and vice chairperson annually at the first meeting conducted after April 1<sup>st</sup> to serve a term of one year.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE PLANNING DIVISION NO LATER THAN SEVEN DAYS PRIOR TO THE PROCEEDING. TELEPHONE (305) 883-8075 OR (305) 883-8076 FOR ASSISTANCE; IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICE NUMBERS (800) 955-8771 (TDD) OR (800) 955-8770 (VOICE) FOR ASSISTANCE.